

STORM WATER SEWER TO SERVE DODGE ELEMENTARY ADDITION

LOT 1, BLOCK A

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Private Project Number

2035 PPS (607861)

March 2010

Benchmarks

BENCHMARK #1:
COW Disk at NW return 2nd St. & Anna.
Elev. = 1307.50 (NAVD 88)
BENCHMARK #2:
"X" cut in curb SW return of 1st st. & Bebe.
Elev. = 1305.47 (NAVD 88)

Index

Title Sheet	1
Plan/Profile Sheets	2-4
Copy of Plat	5
Inlet Details	Available On Request
BMP Erosion Details	Available On Request

Legal Description

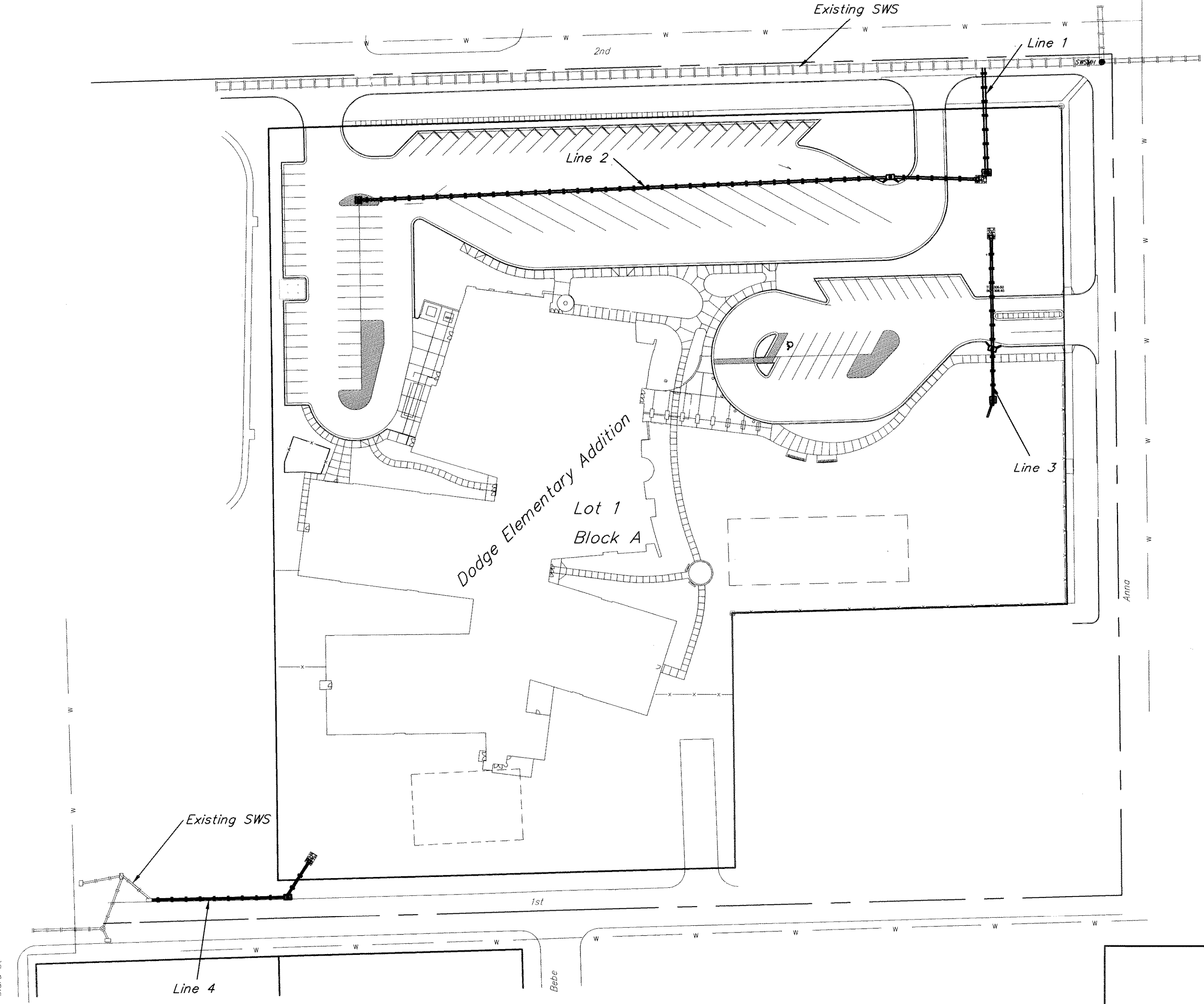
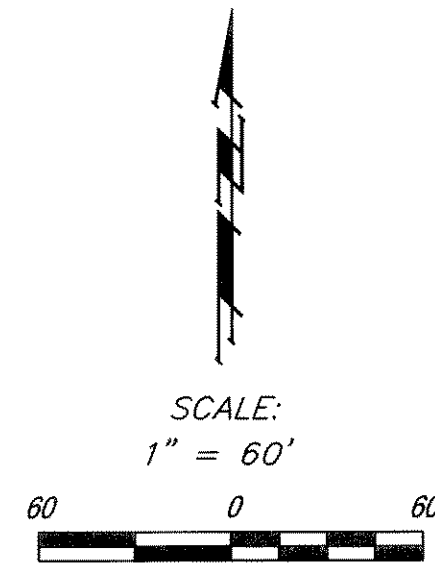
Lot 1, Block A, Dodge Elementary Addition
Wichita, Sedgwick County, Kansas.

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
Cox Communications	262-4270
Kansas Gas Service Company	1-888-482-4950
Westar Energy (Electric)	383-8650
Black Hills Energy (Gas)	1-800-303-0357
Southwestern Bell Telephone Co.	1-800-286-8313
City of Wichita Water Dept. (Water)	262-6000
City of Wichita Sewer Maint. (SS)	262-6000
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034

The Contractor must notify the following in case of an emergency:
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- All storm sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

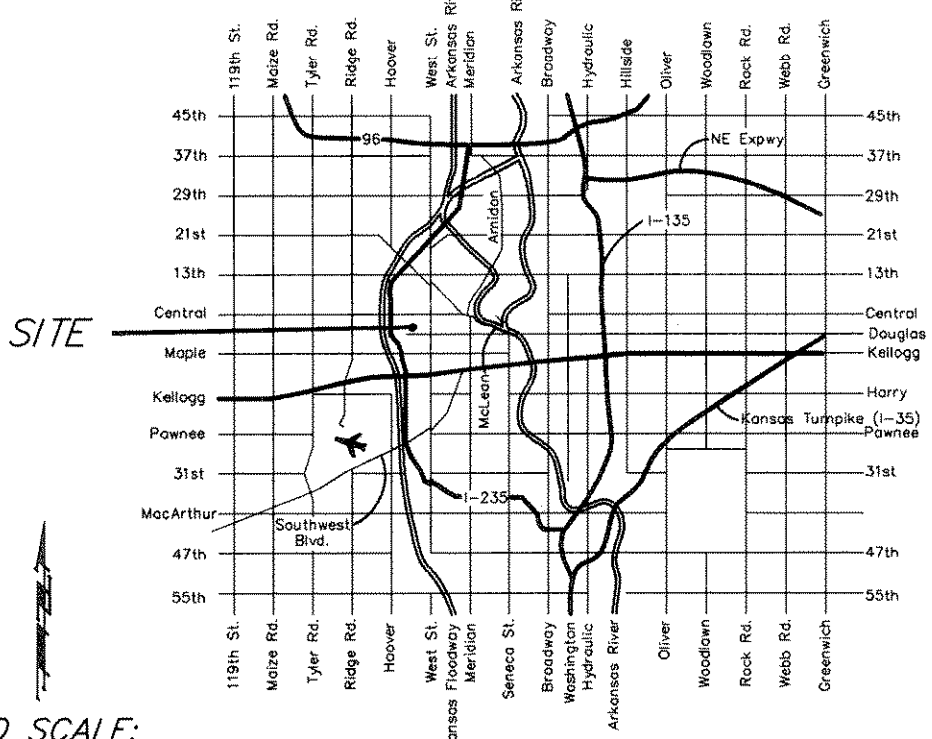
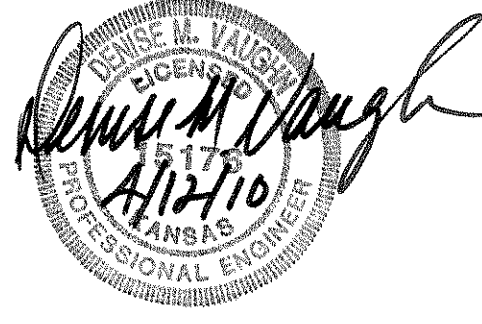


APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

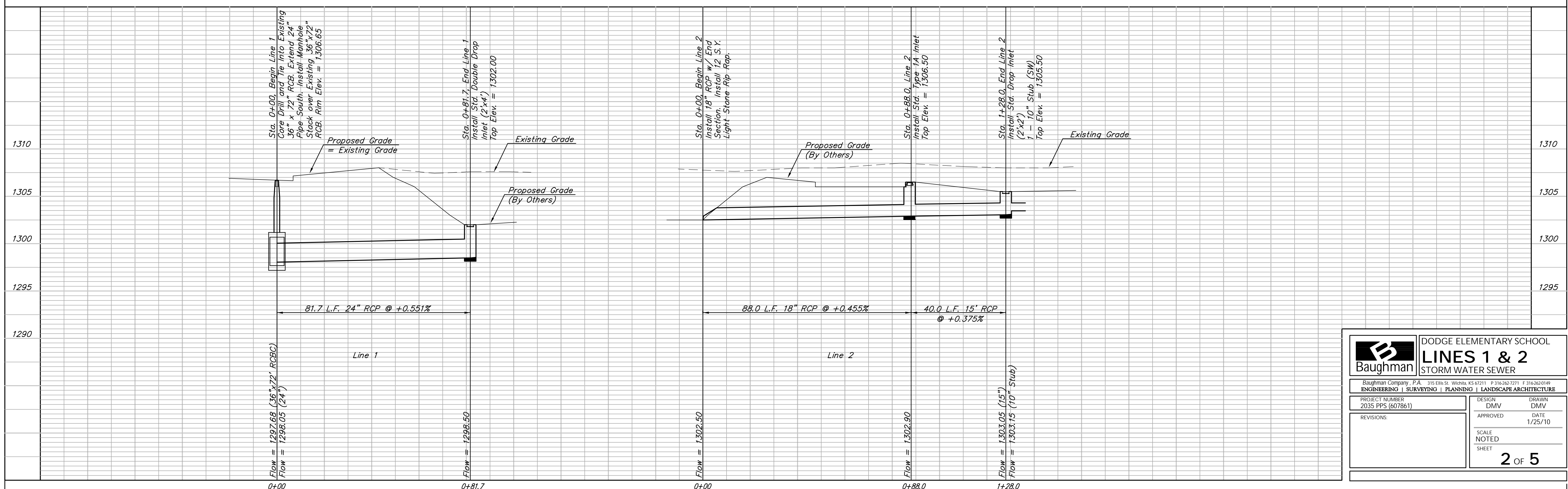
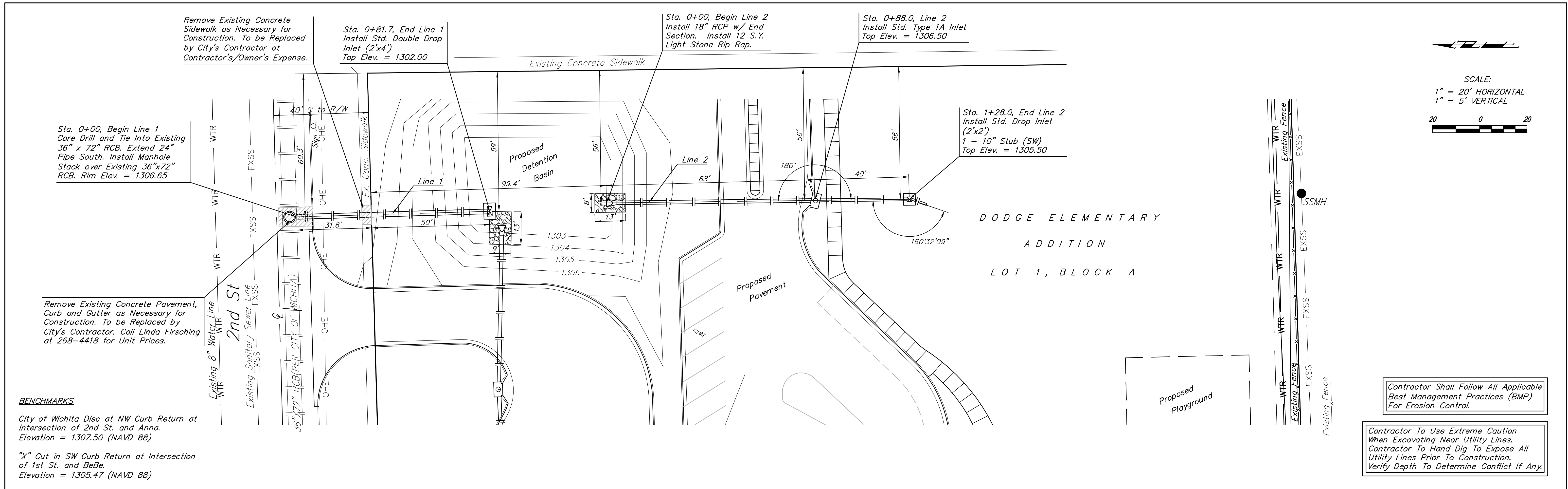
Storm Sewers *Julianne Kallman 4-13-10*

NOTE TO CONTRACTORS

Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



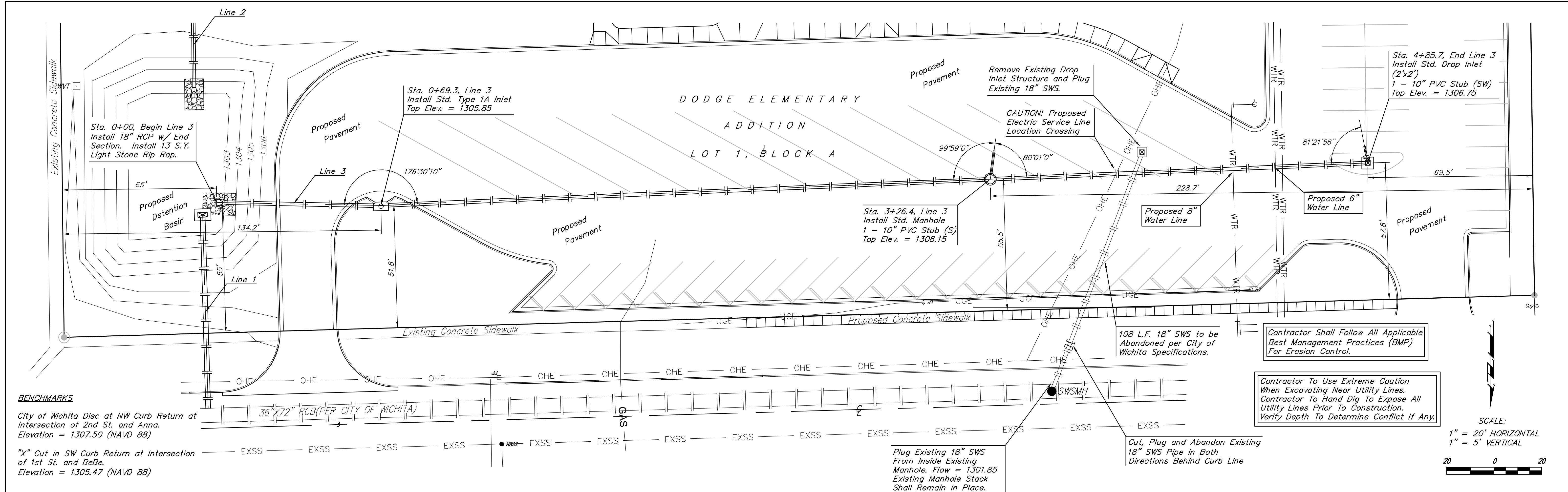
VICINITY MAP



Baughman DODGE ELEMENTARY SCHOOL
LINES 1 & 2
 STORM WATER SEWER

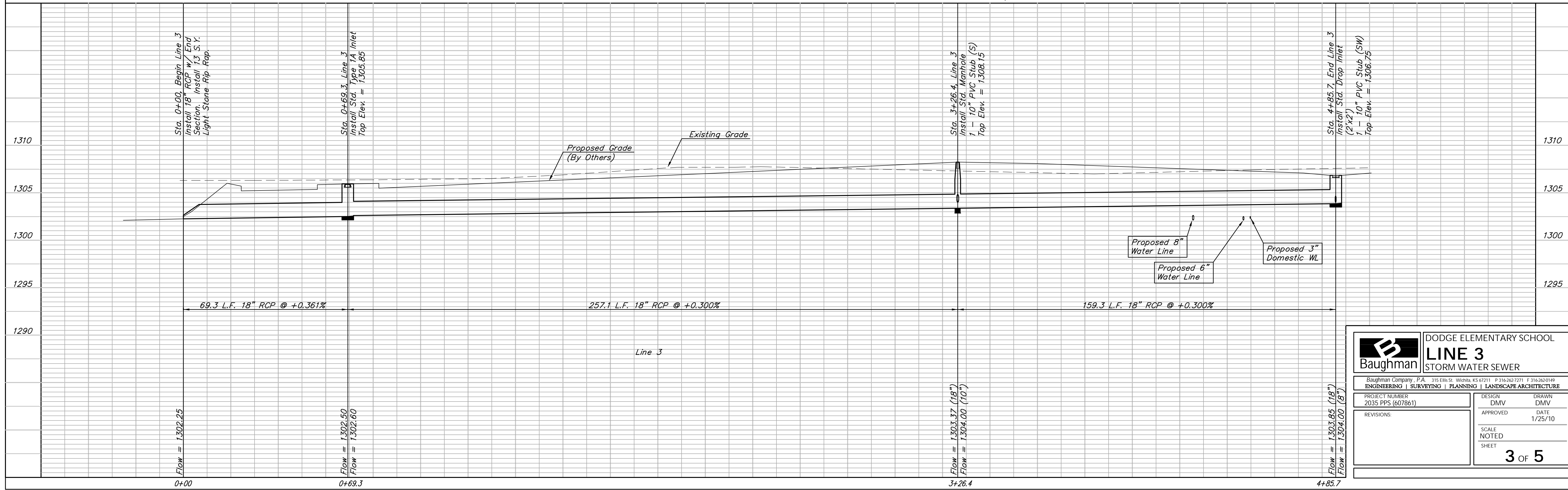
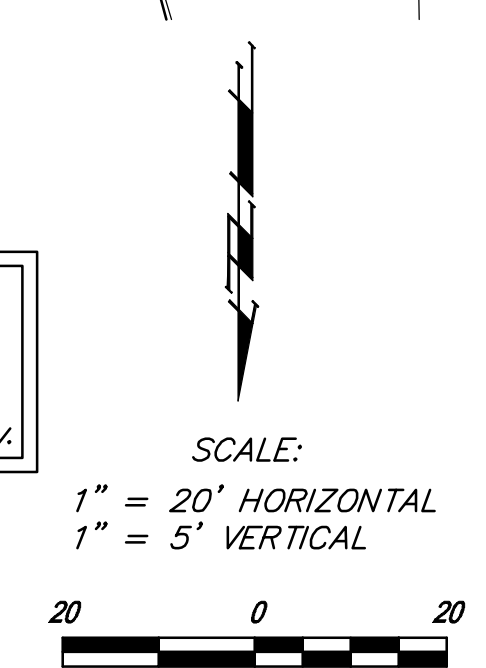
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 2035 PPS (607861) DESIGN: DMV DRAWN: DMV
 REVISIONS: APPROVED: DATE: 1/25/10
 SCALE: NOTED SHEET: 2 OF 5



BENCHMARKS
 City of Wichita Disc at NW Curb Return at Intersection of 2nd St. and Anna.
 Elevation = 1307.50 (NAVD 88)
 "X" Cut in SW Curb Return at Intersection of 1st St. and BeBe.
 Elevation = 1305.47 (NAVD 88)

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.
 Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Construction. Verify Depth To Determine Conflict If Any.

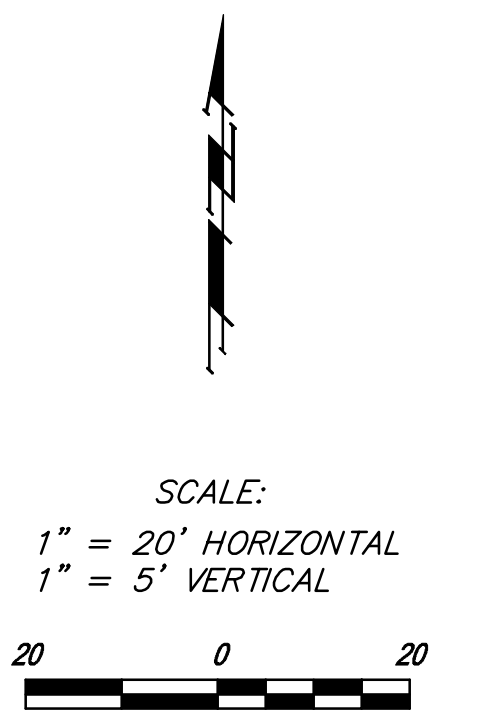
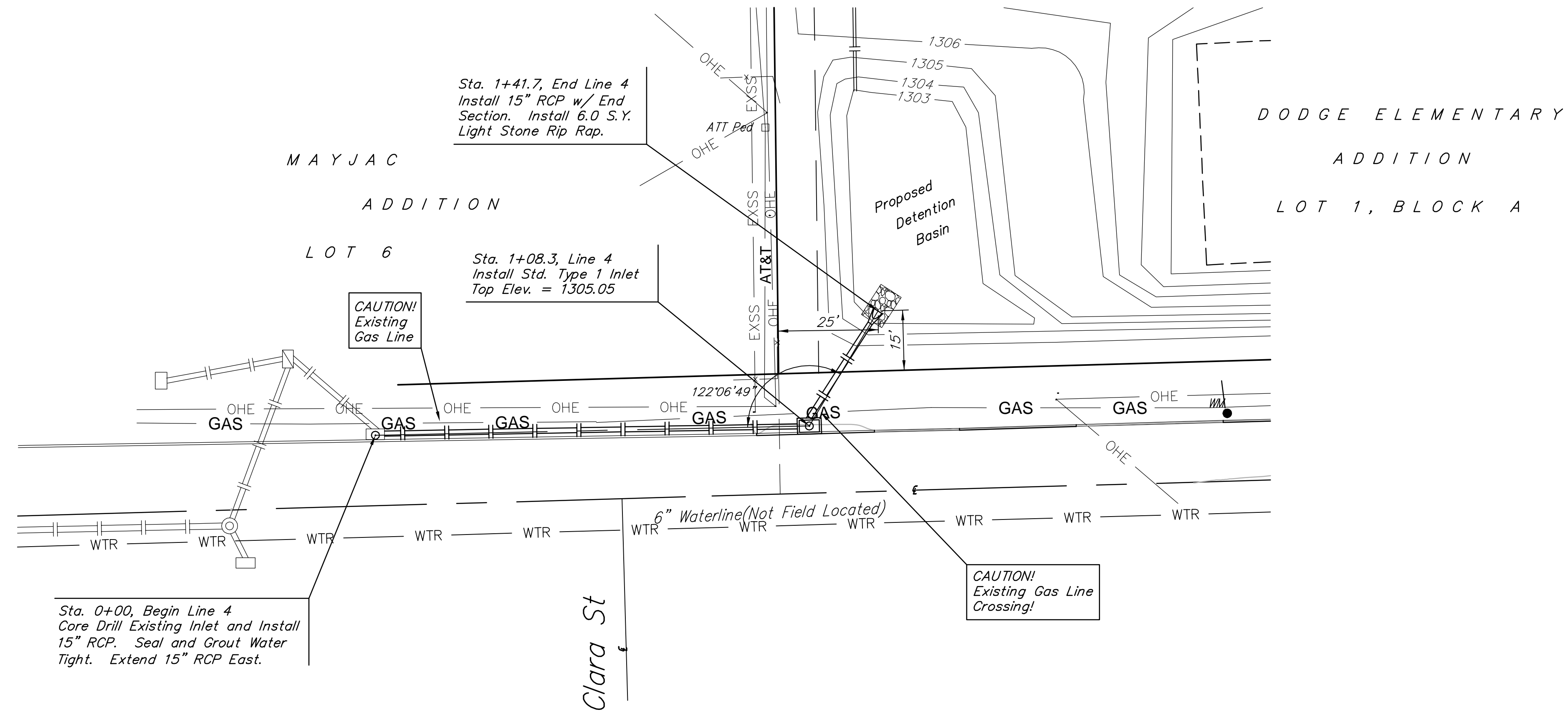


		DODGE ELEMENTARY SCHOOL LINE 3 STORM WATER SEWER	
		<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
PROJECT NUMBER 2035 PPS (607861)	DESIGN DMV	DRAWN DMV	DATE 1/25/10
REVISIONS:	APPROVED	SCALE NOTED	SHEET 3 OF 5

BENCHMARKS

City of Wichita Disc at NW Curb Return at Intersection of 2nd St. and Anna.
Elevation = 1307.50 (NAVD 88)

"X" Cut in SW Curb Return at Intersection of 1st St. and BeBe.
Elevation = 1305.47 (NAVD 88)



Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.

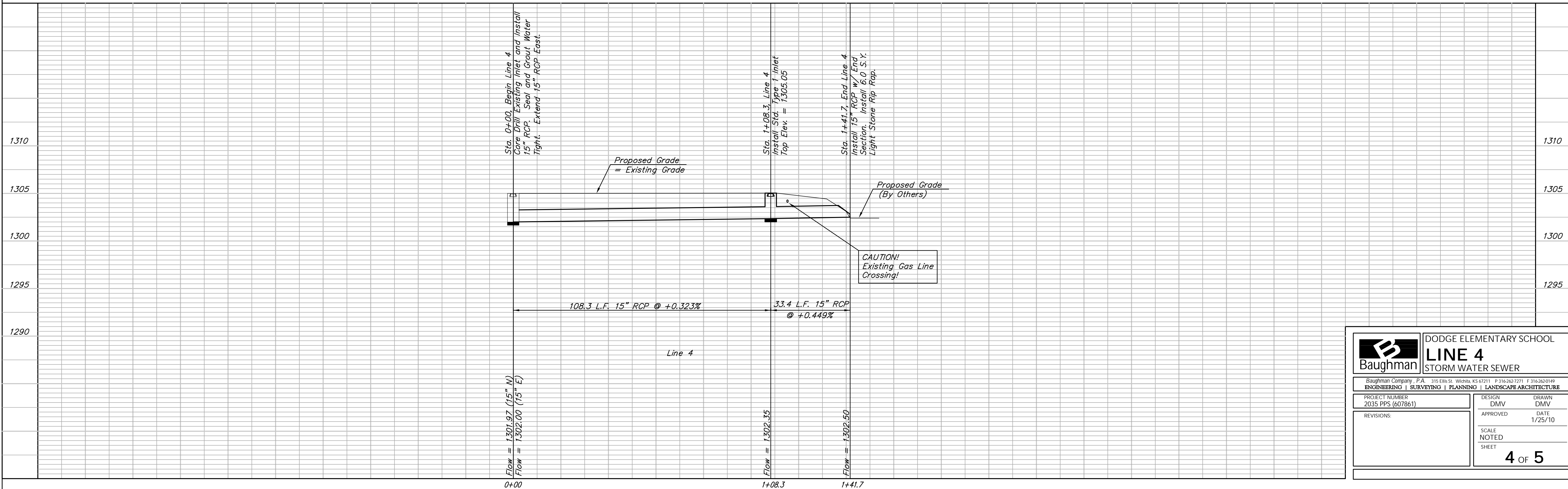
Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Construction. Verify Depth To Determine Conflict If Any.

Sta. 0+00, Begin Line 4
Core Drill Existing Inlet and Install 15" RCP. Seal and Grout Water Tight. Extend 15" RCP East.

Sta. 1+41.7, End Line 4
Install 15" RCP w/ End Section. Install 6.0 S.Y. Light Stone Rip Rap.

Sta. 1+08.3, Line 4
Install Std. Type 1 Inlet
Top Elev. = 1305.05

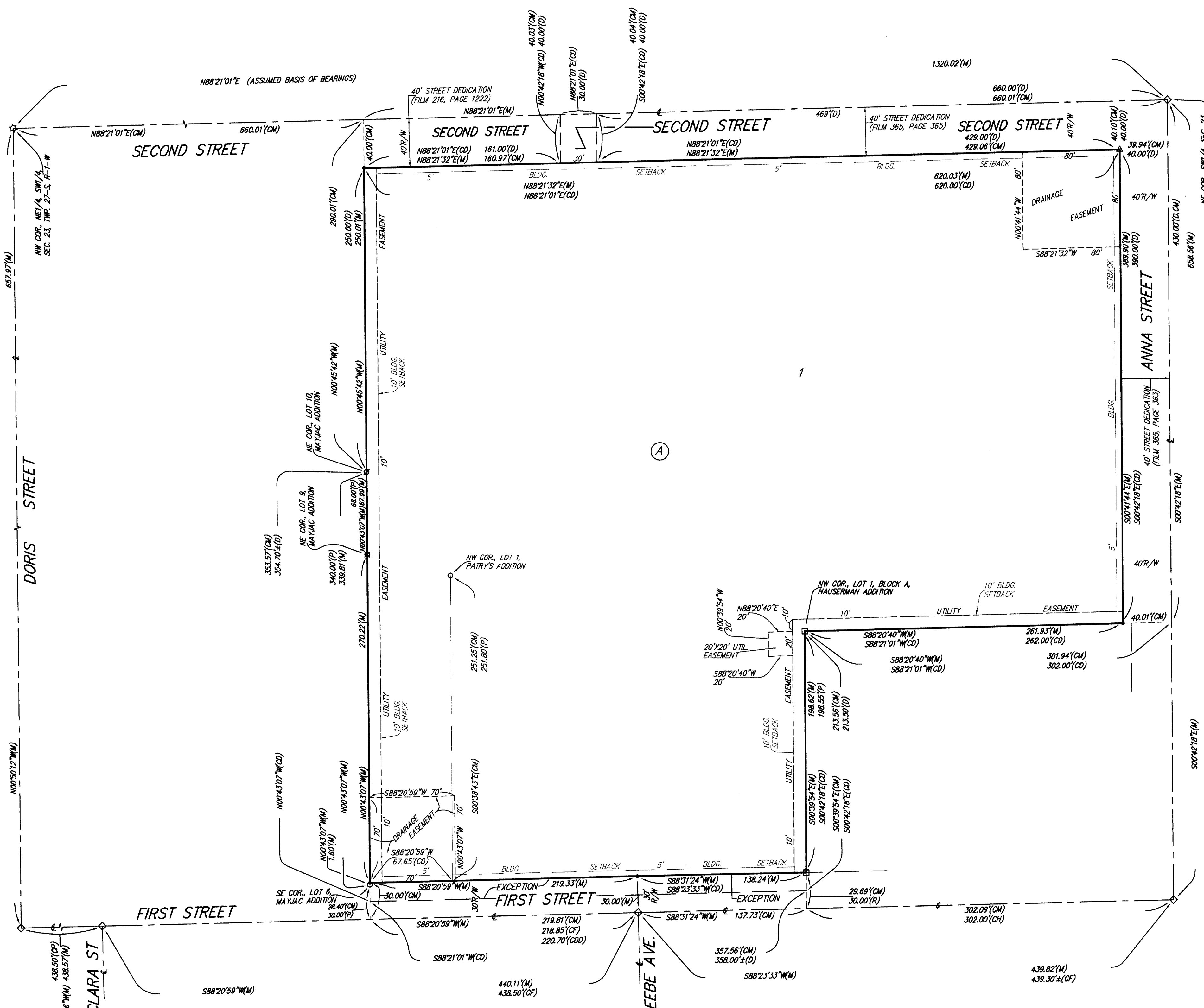
CAUTION!
Existing Gas Line Crossing!



	DODGE ELEMENTARY SCHOOL	
	LINE 4 STORM WATER SEWER	
<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>		
<small>PROJECT NUMBER 2035 PPS (607861)</small>	<small>DESIGN DMV</small>	<small>DRAWN DMV</small>
<small>REVISIONS:</small>	<small>APPROVED</small>	<small>DATE 1/25/10</small>
<small>SCALE NOTED</small>		<small>SHEET 4 OF 5</small>

DODGE ELEMENTARY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON PIPE (FOUND)
- = 3/4" IRON PIPE (FOUND)
- = 1" IRON PIPE (FOUND)
- = #5 REBAR W/ "MCS" CAP (FOUND)
- △ = #4 REBAR (FOUND)
- ◇ = BOLT IN THIMBLE (FOUND)
- ◇ = 3/4" IRON IN THIMBLE (FOUND)

- (M) = MEASURED
- (P) = RECORD MEASUREMENT
- (D) = DESCRIBED
- (CH) = CALCULATED PER PLAT OF HAUSERMAN ADDITION
- (CF) = CALCULATED PER PLAT OF FROM KETTA ADDITION
- (CM) = CALCULATED PER MEASURED INFORMATION
- (CDD) = CALCULATED PER DEED DESCRIPTION
- (CP) = CALCULATED PER PLATTED INFO.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

NOTE:
EXISTING 10" KANSAS GAS AND ELECTRIC COMPANY EASEMENT ESTABLISHED PER AFFIDAVIT RECORDED IN FILM 196 AT PAGE 1391 PURSUANT TO THE ORIGINAL CONTRACT TO SUPPLY ELECTRIC SERVICE TO THE PROPERTY AFFECTS A PORTION OF THE PROPERTY.
EXISTING 4" GAS RIGHT-OF-WAY AGREEMENT OF UNDEFINED WIDTH RECORDED IN MISC. BOOK 268 AT PAGE 196 AFFECTS A PORTION OF THE PROPERTY.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DODGE ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following: All of Lot 1, Patry's Addition to Wichita, Kansas, together with a part of the Southwest Quarter of Section 23, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, all of the above lying within and being coincident with the following described tract of land: Beginning at the intersection of the west line of the 40 foot street dedication recorded in Misc. Book 365 at Page 363 with the south line of the 40 foot street dedication recorded in Misc. Book 365 at Page 365, said intersection being described as 40.00 feet west of the east line of said Southwest Quarter and 40.00 feet south of the north line of said Southwest Quarter; thence southerly along the west line of said 40 foot street dedication, (Misc. Book 365, Page 363), 390.00 feet; thence westerly parallel with the north line of said Southwest Quarter, 130.00 feet to the northeast corner of Lot 2, Block A, Hauserman Addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said Block A, 132.00 feet to the northwest corner of Lot 1 in said Block A; thence southerly along the west line of said Lot 1, and as extended southerly, 213.50 feet to a point 64.350 feet south of the northeast corner of said Southwest Quarter as measured parallel with the east line of said Southwest Quarter; thence westerly parallel with the north line of said Southwest Quarter, 358.00 feet, more or less, to a point on the east line of Mayjac Addition to Wichita, Sedgwick County, Kansas; thence northerly along the east line of said Mayjac Addition, 354.70 feet, more or less, to the northeast corner of said Mayjac Addition; thence northerly along the west line of the Northeast Quarter of the Northeast Quarter of said Southwest Quarter, 250.00 feet to the southwest corner of the 40 foot street dedication recorded in Film 216 at Page 1222; thence easterly along the south line of said 40 foot street dedication, (Film 216, Page 1222), 161.00 feet to the southeast corner of said 40 foot street dedication, (Film 216, Page 1222); thence northerly along the east line of said 40 foot street dedication, (Film 216, Page 1222), 40.00 feet to the northeast corner of said 40 foot street dedication, (Film 216, Page 1222), said northeast corner also being on the north line of said Southwest Quarter, 499.00 feet west of the northeast corner of said Southwest Quarter; thence easterly along the north line of said Southwest Quarter, 30.00 feet to the northwest corner of the 40 foot street dedication recorded in Misc. Book 365 at Page 365; thence southerly along the west line of said 40 foot street dedication, (Misc. Book 365, Page 365), 40.00 feet to the southwest corner of said 40 foot street dedication, (Misc. Book 365, Page 365); thence easterly along the south line of said 40 foot street dedication, (Misc. Book 365, Page 365), 429.00 feet to the point of beginning, EXCEPT road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael D. Conroy
Michael & Conroy
2-2-2010 Surveyor

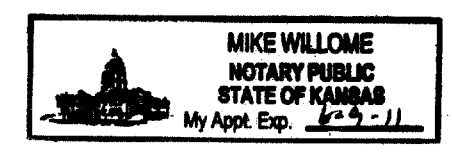
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street to be known as "DODGE ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public.

Unified School District 259
Barbara Fuller
Barbara Fuller, President



State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of February, 2010, by Barbara Fuller, President of Unified School District 259, on behalf of the unified school district.

Mike Willome
MIKE WILLOME, Notary Public
My App't. Exp. 4/9/2011



This plat of "DODGE ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 27th day of December, 2009.
Wichita-Sedgwick County Metropolitan Area Planning Commission

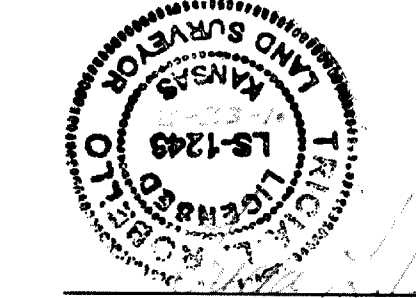


G. Nelson Van Fleet
G. Nelson Van Fleet, Chair
John L. Schlegel
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 9th day of March, 2010.

Carl Brower
Carl Brower, Mayor
Karen Sublett
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 23rd day of January, 2010.



Triola L. Robello
Triola L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 12th day of March, 2010.



Kelly B. Arnold
Kelly B. Arnold, County Clerk

Register of Deeds
Bill Head
DDC.#/FL#-PG: 29128806
Recording Fee: \$20.00
Date Recorded: 3/19/2010 9:33:17 AM

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 17th day of March, 2010 at 9:33:17 a.m. and is duly recorded.

Bill Meek
Bill Meek, Register of Deeds

Tonya Buckingham
Tonya Buckingham, Deputy

